

IN RE: PETITION FOR VARIANCE
N/S Chestnut Woods Court,
2,750' W of c/l Dover Road
(2614 Chestnut Woods Court)
4th Election District
3rd Councilmanic District

Rex A. Kowalewski, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-391-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Rex A. and Paula A. Kowalewski. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 42 feet in lieu of the required 50 feet for a proposed dwelling and attached garage. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Rex Kowalewski, property owner, and Dwight Little, Professional Engineer with W. Duvall and Associates, Inc., who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 4.9835 acres, more or less, zoned R.C.5 and is presently unimproved. Although the property is nearly 5 acres in area, it is an irregular, roughly V-shaped parcel with a buildable area of only .20 acres. The Petitioners are desirous of developing the property with a single family dwelling and attached garage; however given the unusual configuration of the lot and other site constraints (forest buffer and conservation easements), a variance is necessary to allow a side setback of 42 feet in lieu

ORDER RECEIVED FOR FILING

Date

By

of the required 50 feet. Testimony indicated that the proposed dwelling does not fit within the specified building envelope because of the attached garage. If the garage were not attached, no variance would be necessary, even if the garage was separated from the house by only a few inches. However, by attaching the garage to the dwelling, an encroachment into the required side setback results and thus, a variance is necessary. Testimony indicated that the house has been oriented to minimize the amount of relief requested.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will result in a practical difficulty or unreasonable hardship for the

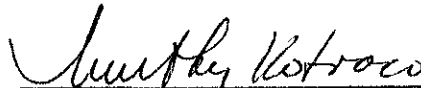
ORDER RECEIVED FOR FILING
Date 11/5/78
By [Signature]

Petitioners. There were no adverse comments from any Baltimore County reviewing agency nor opposition from any adjoining property owners. Thus, it appears that the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of June, 1998 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 42 feet in lieu of the required 50 feet for a proposed dwelling and attached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 6/13/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 15, 1998

Mr. & Mrs. Rex A. Kowalewski
1546 Marco Drive
Pasadena, Maryland 21122

RE: PETITION FOR VARIANCE
N/S Chestnut Woods Court, 2,750' W of c/l Dover Road
(2614 Chestnut Woods Court)
4th Election District - 3rd Councilmanic District
Rex A. Kowalewski, et ux - Petitioners
Case No. 98-391-A

Dear Mr. & Mrs. Kowalewski:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Dwight Little, W. Duvall & Associates, Inc.
530 E. Joppa Road, Towson, Md. 21286

People's Counsel; Case Files





Amended Petition of Rex T. Kowalewski

Petition for ~~Substantive~~ Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2614 Chestnut Woods Court

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 A 04 . 3 . 6 . 3

To allow a side yard setback of 42' in lieu of the required 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Due to the existing lot constraints (Forest Buffer and Forest Conservation Easements), the buildable area of the lot is minimal. The total lot area is 4.98 acres; the buildable area is approximately 0.20 acres. The proposed house does not fit within the building envelope due to the attached garage. If the garage was detached from the house, even if only separated by inches, no variance would be required. The owner desires to have the garage attached to the house, which results in a 42' side yard setback in lieu of the required 50'. The house has been oriented to minimize the amount of relief requested.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s):

Rex Allen Kowalewski
(Type or Print Name)

Signature

Paula A. Kowalewski
(Type or Print Name)

Signature

1546 Marco Drive 410-360-1555
Address Phone No.

Pasadena, Maryland 21122
City State Zipcode
Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

CHUCK MERRITT

W. DUVALL & ASSOC. INC.
Name

530 E. Joppa Rd Towson MD 21286
Address Phone No.

410 583-9571

ORDER RECEIVED FOR FILING

Date 6/13/98

By [Signature]

Estimated length of hearing 1/2 hr

All ✓

CAM

17 Apr 98

ITEM #: 391

98-391-A

ZONING DESCRIPTION FOR
2614 Chestnut Woods Court

Beginning at a point on the North side of Chestnut Woods Court which is 50' wide at the distance of 2750' West of the centerline of the nearest improved intersecting street Dover Road which is 60' wide. Being Lot #24 in the subdivision of Chestnut Woods as recorded in Baltimore County Plat Book #69, Folio #42, containing 4.98 acres. Also known as 2614 Chestnut Woods Court and located in the 4th Election District, 3rd Councilmanic District.

98-391-A

391

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-391-A
2614 Chestnut Woods Court
N/S Chestnut Woods Court,
2760' W of centerline
Dover Road
4th Election District
3rd Councilmanic District
Legal Owner(s):
Rex Allen Kowalewski &
Paula A. Kowalewski

Variance: to allow a side yard setback of 42 feet in lieu of the required 50 feet.

Hearing: Tuesday, June 2,
1998 at 11:00 a.m., in Room
407, County Courts Bldg.,
401 Bayley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible for
special accommodations.
Please Call (410) 887-3353.

(2) For information concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

5/10/1 May 14 c228174

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/14/, 19 98

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/14/, 19 98

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MAR' ND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 053140

DATE 17 Apr 98 ACCOUNT R-001-6150
391 AMOUNT \$ 50.00

RECEIVED FROM: Duvall & Assoc. Inc.

FOR: 2614 Chestnut Woods Ct

VARIANCE

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
4/18/1998 4/17/1998 11:29:18

REF: 0501 CASHIER CLERK ORL DRIVER
5 MISCELLANEOUS CASH RECEIPT
Receipt #: 046255
CR NO. 053140

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

98-391-A

CERTIFICATE OF POSTING

RI Case No

98-391-A

Petitioner/Developer

D. GONZALES, ETAL

c/o W. DUVALL, ASSOC

Date of Hearing/Closing

6/2/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at

END CHESTNUT WOODS
COURT- ON SITE

The sign(s) were posted on

5/15/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/25/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD, 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)

ZONING NOTICE

CDDO B-1-F-591-A

TIME & DATE: MONDAY, JUNE 2, 1998 at 11:00 A.M.

VARIANCE TO ALLOW A SIDE
YARD SETBACK OF 42 FEET IN
LIEU OF THE REQUIRED 50 FEET

FIXED

RE: PETITION FOR VARIANCE
2614 Chestnut Woods Court, N/S Chestnut Woods
Ct, 2750' W of c/l Dover Rd, 4th Election District,
3rd Councilmanic

Legal Owners: Rex A. and Paula A. Kowalewski


Petitioner(s)

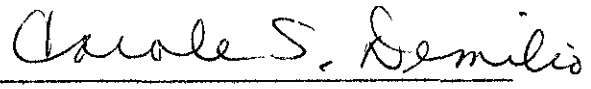
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-391-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.


Peter Max Zimmerman
People's Counsel for Baltimore County


Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1st day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Chuck Merritt, W. Duvall & Assoc., Inc., 530 E. Joppa Road, Towson, MD 21286, representative for Petitioner(s).


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 27, 1998

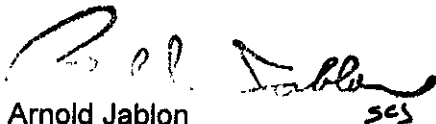
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-391-A
2614 Chestnut Woods Court
N/S Chestnut Woods Court, 2750' W of centerline Dover Road
4th Election District - 3rd Councilmanic District
Legal Owner: Rex Allen Kowalewski & Paula A. Kowalewski

Variance to allow a side yard setback of 42 feet in lieu of the required 50 feet.

HEARING: Tuesday, June 2, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Arnold Jablon
Director

c: W. Duvall & Assoc. Inc.
Paula & Rex Kowalewski

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 18, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
May 14, 1998 Issue - Jeffersonian

Please forward billing to:

Rex A. & Paula A. Kowalewski 410-360-1555
1546 Marco Drive
Pasadena, MD 21122

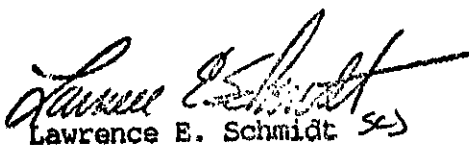
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Variance to allow a side yard setback of 42 feet in lieu of the required 50 feet.

HEARING: Tuesday, June 2, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt scj

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 391 Petitioner: REX A. & PAULA A. KOWALEWSKI

Location: 2614 CHESTNUT WOODS COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: REX A. & PAULA A. KOWALEWSKI

ADDRESS: 1546 MARCO DRIVE

PASADENA, MARYLAND 21122

PHONE NUMBER: (410) 360-1555

48-391-A
391

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-391-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Variance to permit a side yard
Setback of 42' in lieu of the
Required 50'.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 27, 1998

Mr. and Mrs. Rex Kowalewski
1546 Marco Drive
Pasadena, MD 21122

RE: Item Number: 391
Case Number: 98-391-A
Petitioner: Rex Kowalewski, et ux

Dear Mr. and Mrs. Kowalewski:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 17, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR:rye

Enclosures



● BALTIMORE COUNTY, MARYLAND ●
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM

FROM: R. Bruce Seeley. *RBS/sp*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: April 27, 98

DATE: 5/1/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	380	386	(391)
	382	387	392
	383	388	
	384	390	

RBS:sp

BRUCE2/DEPRM/TXTS8P

B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 6, 1998

FROM: *Sub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 4, 1998
 Item Nos. 380, 381, 383, 384, 385,
 386, 387, 388, 389, 390, 391 and
 392

 The Development Plans Review Division has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0504.NOC



**Maryland Department of Transportation
State Highway Administration**

Paris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.24.97
Item No. 331 CAM

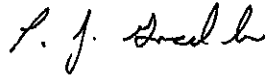
Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: April 28, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

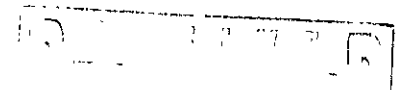
Item No. 380, 383, 385, 388, 390, and 391

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

May 6, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF APRIL 27, 1998

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

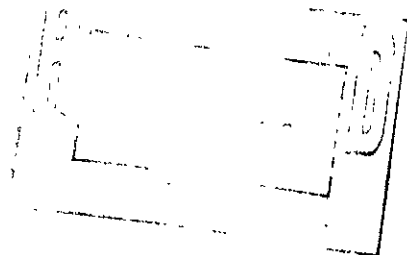
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

379, 380, 383, 385, 387, 388, 389, 390, 391 AND 392

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Dwight Little
Rex Kowalewski

W. Duvall + Associates, Inc., 530 E. Joppa Rd.

Towson MD 21206

1546 MARCO DR.
Pasadena, Md. 21122





PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION

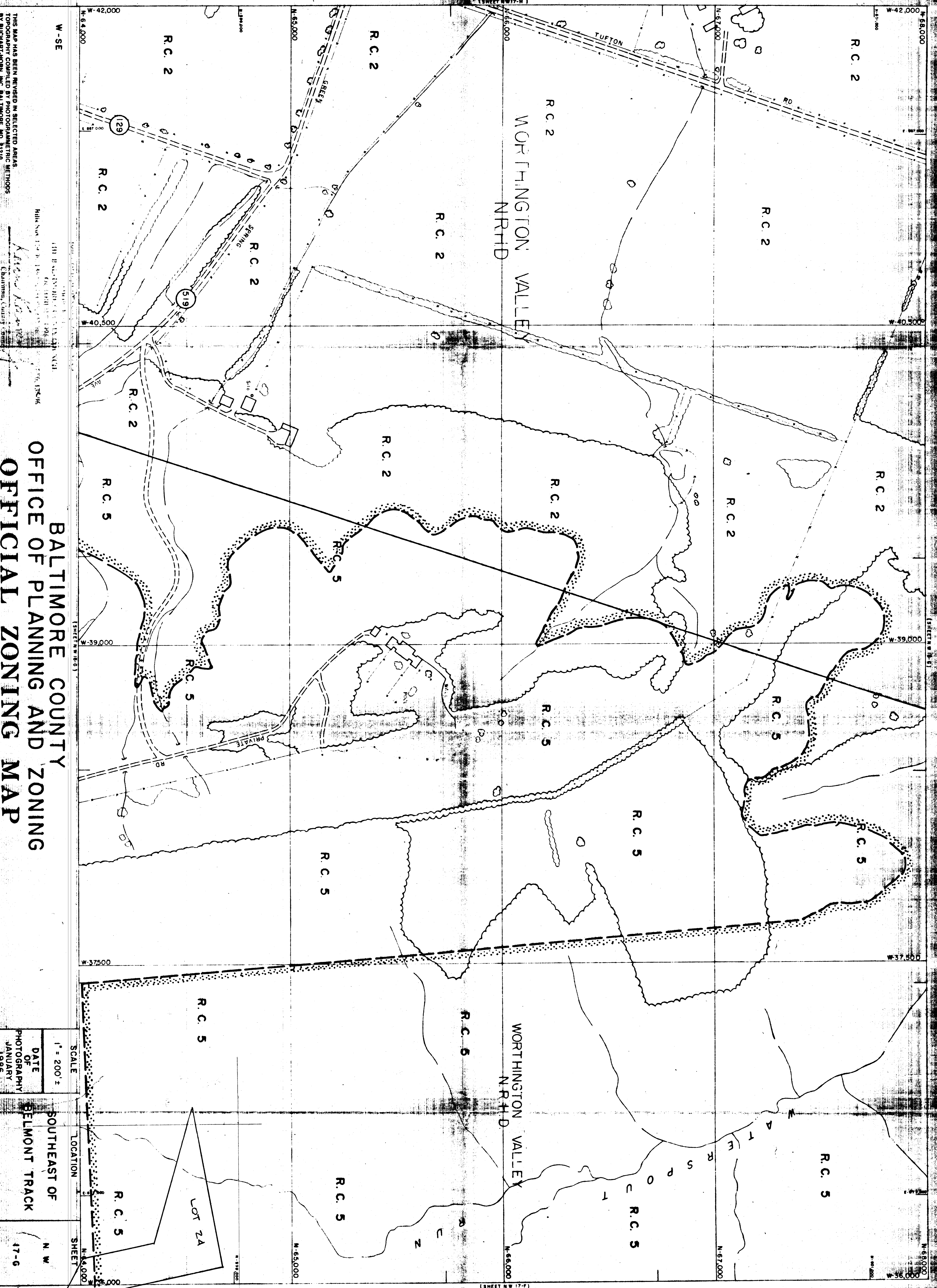
SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

SOUTHEAST OF
BELMONT TRACK

N.W.
17-6

48-391-A



THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-MORRIS, INC. BALTIMORE, MD 21210

FOR B. COUNTY, BALTIMORE, MD
DATE OF PHOTOGRAPHY
JANUARY 1986

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1986
LOCATION
SHEET 17-6
SOUTHEAST OF
BELMONT TRACK

98-391A